

2013 Harrison County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Harrison County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Harrison County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-1.1%	\$19,492,567	\$1,605,583,805	0.3%
Change		-2.0%	1.1%	
2012	1.9%	\$19,892,431	\$1,587,713,106	0.2%

Comparable Homestead Property Tax Changes in Harrison County

The total tax bill for all taxpayers in Harrison County decreased by 1.1% in 2013. The main reason was a 2.0% decrease in the property tax levy. In this reassessment year, certified net assessed value rose by 1.1%. Despite the decrease in overall tax bills, taxpayers qualified for slightly more tax cap credits because of tax rate increases in two big taxing districts. Tax cap credits as a percent of the levy increased to 0.3% in 2013 from 0.2% in 2012.

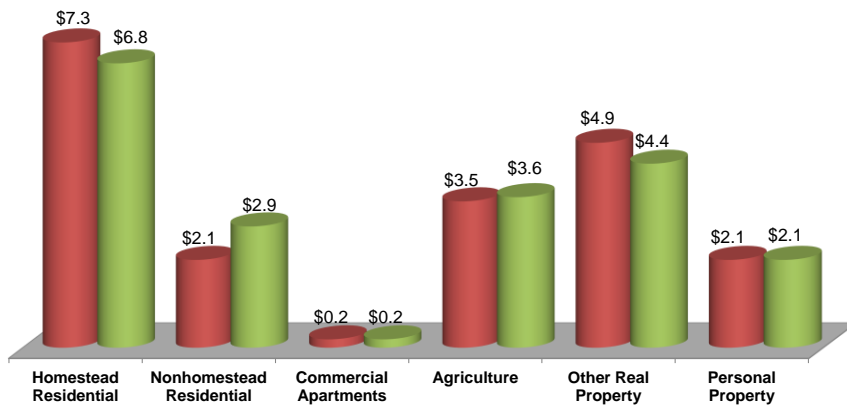
Harrison County homeowners experienced a 3.3% decrease in property tax bills in 2013. This was due to a decline in net assessed value and a decrease in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,371	40.7%
No Change	208	1.9%
Lower Tax Bill	6,162	57.4%
Average Change in Tax Bill	-3.3%	
Detailed Change in Tax Bill		
20% or More	1,504	14.0%
10% to 19%	853	7.9%
1% to 9%	2,014	18.8%
-1% to 1%	208	1.9%
-1% to -9%	2,880	26.8%
-10% to -19%	2,039	19.0%
-20% or More	1,243	11.6%
Total	10,741	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$20.1 ■ 2013 - Total \$20.0



In Harrison County most net property taxes were paid by homestead and business (other real and personal) property owners in 2013. Total net property taxes decreased 1.1%, compared to an average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates decreased in 22 of 24 Harrison County tax districts in 2013. The average tax rate fell by 3.1% because of a levy decrease and a small increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Harrison County decreased by 2.0%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Harrison County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,416,478,939	\$1,361,787,363	-3.9%	\$584,258,126	\$558,276,543	-4.4%
Other Residential	189,135,400	250,093,400	32.2%	179,803,860	244,428,660	35.9%
Ag Business/Land	297,523,101	320,356,980	7.7%	287,331,959	311,843,747	8.5%
Business Real/Personal	647,920,727	624,783,954	-3.6%	574,254,992	556,713,554	-3.1%
Total	\$2,551,058,167	\$2,557,021,697	0.2%	\$1,625,648,937	\$1,671,262,504	2.8%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Harrison County's total billed net assessed value increased by 2.8% in 2013. Increases in other residential and agricultural assessments more than offset decreases in homestead and business assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$5,279	\$4,744	-\$535	-10.1%
2%	17,590	21,599	4,009	22.8%
3%	0	0	0	0.0%
Elderly	12,669	23,436	10,767	85.0%
Total	\$35,537	\$49,778	\$14,241	40.1%
% of Levy	0.2%	0.3%		

Total tax cap credits in Harrison County were \$49,778, which was only 0.3% of the levy. This was less than the state average of 10.9% and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Harrison County's average tax rate was much less than the median

rate statewide. Harrison County's tax cap credits were divided mainly between the 2% nonhomestead residential/farmland category and the elderly category, which limits tax bill increases to 2% per year for some homeowners aged 65 and over. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Harrison County increased \$14,241 between 2012 and 2013. Credits as a share of the total levy rose from 0.2% in 2012 to 0.3% in 2013.

Harrison County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	18,993,186	22,058,721	18,988,326	19,892,431	19,492,567	16.1%	-13.9%	4.8%	-2.0%
Harrison County	5,278,047	5,295,095	5,520,081	5,749,109	5,722,301	0.3%	4.2%	4.1%	-0.5%
Blue River Township	31,082	31,308	32,266	32,355	32,782	0.7%	3.1%	0.3%	1.3%
Boone Township	17,002	17,270	17,399	17,713	17,624	1.6%	0.7%	1.8%	-0.5%
Franklin Township	46,692	46,496	46,201	44,201	45,643	-0.4%	-0.6%	-4.3%	3.3%
Harrison Township	181,925	177,476	181,560	176,929	178,880	-2.4%	2.3%	-2.6%	1.1%
Heth Township	9,404	9,505	9,654	9,795	9,887	1.1%	1.6%	1.5%	0.9%
Jackson Township	66,930	66,630	67,810	66,026	67,671	-0.4%	1.8%	-2.6%	2.5%
Morgan Township	11,402	11,662	11,777	12,092	11,911	2.3%	1.0%	2.7%	-1.5%
Posey Township	23,378	23,669	23,730	24,168	24,707	1.2%	0.3%	1.8%	2.2%
Spencer Township	37,615	37,944	38,987	39,031	39,075	0.9%	2.7%	0.1%	0.1%
Taylor Township	25,354	25,580	26,375	26,860	26,943	0.9%	3.1%	1.8%	0.3%
Washington Township	9,426	9,411	9,904	10,064	9,875	-0.2%	5.2%	1.6%	-1.9%
Webster Township	22,690	23,233	23,738	24,109	20,854	2.4%	2.2%	1.6%	-13.5%
Milltown Civil Town	48,842	47,618	48,684	56,421	57,946	-2.5%	2.2%	15.9%	2.7%
Corydon Civil Town	571,565	580,252	601,835	611,869	586,982	1.5%	3.7%	1.7%	-4.1%
Crandall Civil Town	2,994	3,060	3,114	3,167	3,188	2.2%	1.8%	1.7%	0.7%
Elizabeth Civil Town	3,305	3,305	3,293	3,305	3,543	0.0%	-0.4%	0.4%	7.2%
Laconia Civil Town	958	1,034	1,071	1,086	1,094	7.9%	3.6%	1.4%	0.7%
Lanesville Civil Town	29,232	29,534	30,764	30,860	31,558	1.0%	4.2%	0.3%	2.3%
Mauckport Civil Town	3,324	3,345	3,442	3,506	3,531	0.6%	2.9%	1.9%	0.7%
New Amsterdam Civil Town	0	0	0	0	0				
New Middletown Civil Town	0	0	0	0	0				
Palmyra Civil Town	30,846	31,384	31,265	33,149	0	1.7%	-0.4%	6.0%	-100.0%
Crawford County Community School Corp	65,215	63,452	68,675	57,835	70,913	-2.7%	8.2%	-15.8%	22.6%
Lanesville School Corp	914,270	897,771	915,522	963,166	911,847	-1.8%	2.0%	5.2%	-5.3%
North Harrison Community School Corp	3,410,148	5,933,314	3,158,812	3,428,831	3,541,362	74.0%	-46.8%	8.5%	3.3%
South Harrison School Corp	6,608,224	7,123,452	6,495,744	6,818,139	6,422,021	7.8%	-8.8%	5.0%	-5.8%
Harrison County Public Library	1,143,524	1,155,150	1,193,700	1,214,601	1,215,427	1.0%	3.3%	1.8%	0.1%
Whiskey Run Fire Protection District	10,249	8,916	5,737	7,951	8,560	-13.0%	-35.7%	38.6%	7.7%
Palmyra Fire	96,397	97,569	99,988	99,903	99,564	1.2%	2.5%	-0.1%	-0.3%
Heth-Washington Twp Fire Protection Dist	47,293	47,756	49,876	49,808	49,958	1.0%	4.4%	-0.1%	0.3%
Boone Township Fire District	40,367	40,967	42,525	43,246	42,933	1.5%	3.8%	1.7%	-0.7%
Harrison County Solid Waste Mgmt Dist	168,821	178,079	184,367	192,113	192,670	5.5%	3.5%	4.2%	0.3%
Webster Twp Fire Protection	36,665	37,484	40,430	41,023	41,317	2.2%	7.9%	1.5%	0.7%

Harrison County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
31001	Blue River Township	1.3429	--	--	--	--	--	--	1.3429
31002	Milltown Town-Blue River Twp	2.9788	--	--	--	--	--	--	2.9788
31003	Boone Township	1.1749	--	--	--	--	--	--	1.1749
31004	Laconia Town	1.2953	--	--	--	--	--	--	1.2953
31005	Franklin Township	1.1275	--	--	--	--	--	--	1.1275
31006	Lanesville Town	1.2934	--	--	--	--	--	--	1.2934
31007	Harrison Township	1.0955	--	--	--	--	--	--	1.0955
31008	Corydon Town	1.5846	--	--	--	--	--	--	1.5846
31009	Heth Township	1.1543	--	--	--	--	--	--	1.1543
31010	Mauckport Town	1.3724	--	--	--	--	--	--	1.3724
31011	Jackson Township	1.3249	--	--	--	--	--	--	1.3249
31012	Crandall Town	1.4269	--	--	--	--	--	--	1.4269
31013	Morgan Township	1.3829	--	--	--	--	--	--	1.3829
31014	Palmyra Town	1.3829	--	--	--	--	--	--	1.3829
31015	Posey Township	1.0707	--	--	--	--	--	--	1.0707
31016	Elizabeth Town	1.1824	--	--	--	--	--	--	1.1824
31017	Spencer Township	1.3416	--	--	--	--	--	--	1.3416
31018	Milltown Town-Spencer Township	2.9737	--	--	--	--	--	--	2.9737
31019	Taylor Township	1.1508	--	--	--	--	--	--	1.1508
31020	Washington Township	1.1813	--	--	--	--	--	--	1.1813
31021	New Amsterdam Town	1.1813	--	--	--	--	--	--	1.1813
31022	Webster Township	1.1734	--	--	--	--	--	--	1.1734
31023	New Middletown Town	1.1734	--	--	--	--	--	--	1.1734
31024	Milltown Town-Spencer Township	2.4913	--	--	--	--	--	--	2.4913

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Harrison County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	4,744	21,599	0	23,436	49,778	19,492,567	0.3%
<i>TIF Total</i>	0	0	0	0	0	0	
<i>County Total</i>	4,744	21,599	0	23,436	49,778	19,492,567	0.3%
Harrison County	581	2,584	0	6,288	9,453	5,722,301	0.2%
Blue River Township	35	181	0	81	297	32,782	0.9%
Boone Township	0	0	0	13	13	17,624	0.1%
Franklin Township	0	0	0	42	42	45,643	0.1%
Harrison Township	0	0	0	186	186	178,880	0.1%
Heth Township	0	0	0	2	2	9,887	0.0%
Jackson Township	0	0	0	180	180	67,671	0.3%
Morgan Township	0	0	0	14	14	11,911	0.1%
Posey Township	0	0	0	5	5	24,707	0.0%
Spencer Township	5	0	0	33	39	39,075	0.1%
Taylor Township	0	0	0	57	57	26,943	0.2%
Washington Township	0	0	0	6	6	9,875	0.1%
Webster Township	0	0	0	17	17	20,854	0.1%
Milltown Civil Town	1,681	7,485	0	505	9,672	57,946	16.7%
Corydon Civil Town	0	0	0	1,068	1,068	586,982	0.2%
Crandall Civil Town	0	0	0	19	19	3,188	0.6%
Elizabeth Civil Town	0	0	0	8	8	3,543	0.2%
Laconia Civil Town	0	0	0	0	0	1,094	0.0%
Lanesville Civil Town	0	0	0	10	10	31,558	0.0%
Mauckport Civil Town	0	0	0	0	0	3,531	0.0%
New Amsterdam Civil Town	0	0	0	0	0	0	
New Middletown Civil Town	0	0	0	0	0	0	
Palmyra Civil Town	0	0	0	0	0	0	
Crawford County Community School Corp	1,864	9,606	0	648	12,118	70,913	17.1%
Lanesville School Corp	0	0	0	790	790	911,847	0.1%
North Harrison Community School Corp	187	0	0	6,725	6,912	3,541,362	0.2%
South Harrison School Corp	0	0	0	4,915	4,915	6,422,021	0.1%
Harrison County Public Library	123	549	0	1,336	2,008	1,215,427	0.2%
Whiskey Run Fire Protection District	248	1,106	0	75	1,429	8,560	16.7%
Palmyra Fire	0	0	0	119	119	99,564	0.1%
Heth-Washington Twp Fire Protection Dist	0	0	0	15	15	49,958	0.0%
Boone Township Fire District	0	0	0	33	33	42,933	0.1%
Harrison County Solid Waste Mgmt Dist	20	87	0	212	318	192,670	0.2%
Webster Twp Fire Protection	0	0	0	34	34	41,317	0.1%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.